



116a Old Hawne Lane  
Halesowen,  
West Midlands B63 3ST

*Offers In The Region Of £260,000*

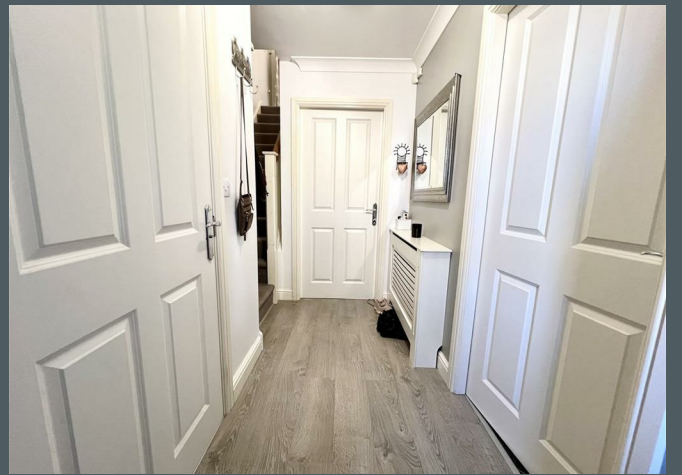
*...doing things differently*



Lex Allan Grove are delighted to offer for sale a well presented three bedroom terraced family home. Located in a highly sought after location and benefitting from being well placed for good local schools, good transport links. and near to an abundance of local shops and amenities.

The layout in brief comprises on entrance hallway with stairs for first floor and access to the ground floor w.c., modern kitchen, spacious lounge/dining area with patio doors leading out to rear garden and a store cupboard underneath the stairs. Heading upstairs is a good sized landing with loft access, two good sized double bedrooms with the master bedroom having access to an en-suite shower room, third bedroom and house bathroom. Externally are two off road parking spaces. At the rear is the low maintenance garden. AF 22/3/24 V1 EPC=C







### Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway, giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty. Leasowes Park is thought to be one of the first natural landscaped gardens in England. Certain areas of the town have retained a certain number of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after primary and secondary schools. Whilst Halesowen no longer has a train station of its own, the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

### Approach

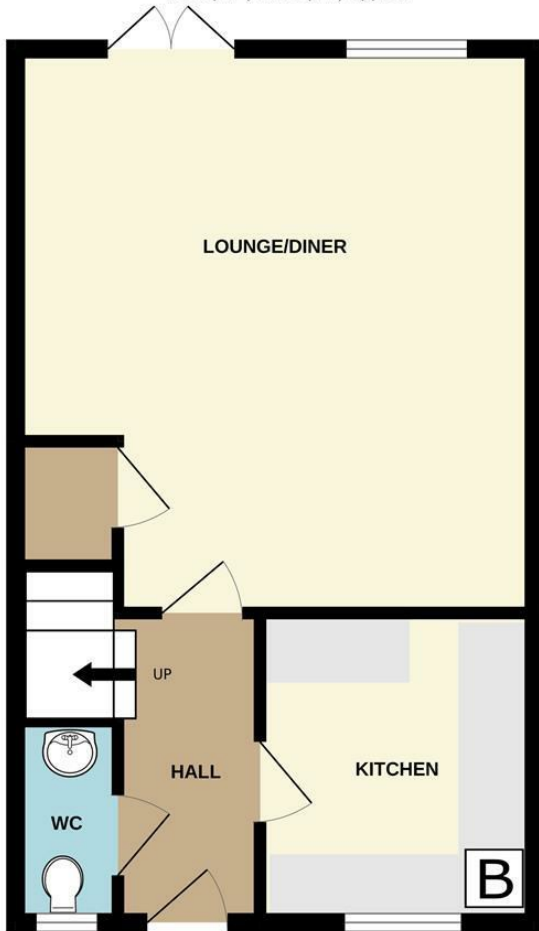
Via communal parking area with allocated parking for two cars.

### Entrance hall

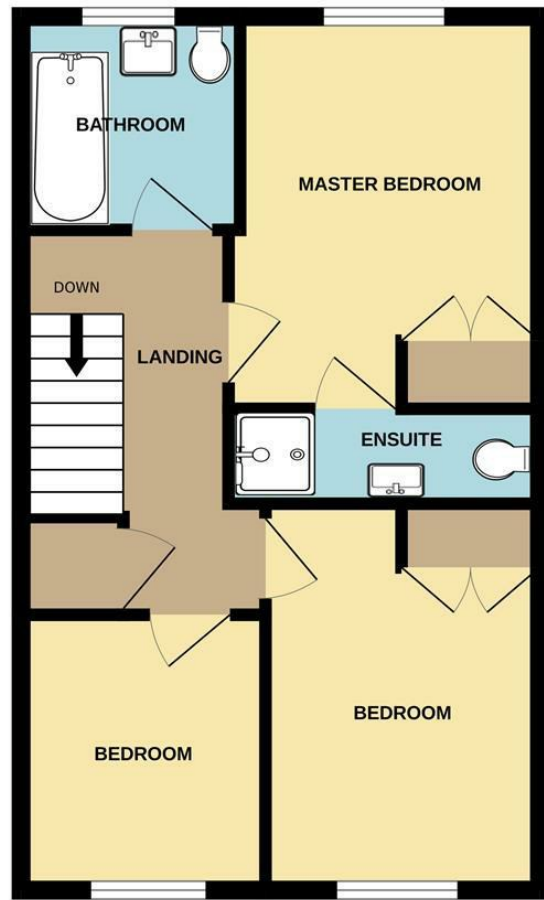
Double glazed front door, ceiling light point, central heating radiator, laminate floor and stairs to first floor accommodation.



GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

### **Kitchen 8'6" x 9'10" (2.6 x 3.0)**

Double glazed window to front, ceiling light point and spotlights, range of wall and base units, stone effect work surfaces over, stainless steel one and a half bowl sink and drainer, gas hob, extractor, electric oven and grill, built in fridge freezer and dishwasher, spa for washer, breakfast bar area, central heating radiator and laminate flooring.

### **Lounge diner 17'8" max 10'2" min x 16'0" max 12'9" min (5.4 max 3.1 min x 4.9 max 3.9 min)**

Double glazed patio door to rear, double glazed window, two ceiling light points, central heating radiator, store cupboard under stairs and laminate flooring.

### **First floor landing**

Ceiling light point, loft access and central heating radiator.

### **Bedroom one 12'1" max 10'2" min x 9'6" max 8'10" min (3.7 max 3.1 min x 2.9 max 2.7 min)**

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobe and laminate flooring.

### **En-suite**

Ceiling light point, extractor, part tiled walls, shower cubicle, low level w.c., wash hand basin, tiled floor and central heating radiator.

### **Bedroom two 8'2" x 11'9" into wardrobes (2.5 x 3.6 into wardrobes)**

Double glazed window to front, ceiling light point, central heating radiator, laminate flooring, feature built in wardrobe.

### **Bedroom three 8'6" x 7'6" (2.6 x 2.3)**

Double glazed window to front, ceiling light point, central heating radiator, laminate flooring.

### **Bathroom**

Double glazed window to rear, ceiling light points, bath with hand held shower head, low level w.c., wash hand basin, central heating radiator, towel rail, part tiled walls and tiled floor.

### **Rear garden**

paved seating area leading to lawn with stepping stone to rear of garden where there is a space for shed.

### **Tenure**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### **Council Tax Banding**

Tax Band is C

### **Money Laundering Regulations**

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to

provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

### **Referral Fees**

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

**LexAllan  
Grove**

local knowledge exceptional service